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AT LEAST FOURTEEN DAYS before the date of sale this NOTICE MUST BE SENT BY REGISTERED MAIL, to the person who was the owner of record immediately prior to the acquisition by the city or town of the title to the property. If such owner of record is deceased, notice should be sent to each interested heir or devisee as appearing in the probate records.
A SIMILAR NOTICE MUST BE POSTED in two or more convenient and public places in the city or town.

STATE TAX
FORM 472

CUSTODIAN'S NOTICE OF SALE

THE COMMONWEALTH OF MASSACHUSETTS
TOWN OF FREETOWN

OFFICE OF THE CUSTODIAN
OF PROPERTY ACQUIRED BY FORECLOSURE OF TAX TITLE

TO THE FORMER OWNER OF RECORD AND TO ALL OTHERS CONCERNED;
NAME OF FORMER OWNER OF RECORD

Laura B. Hubbard, 1647 S Main Street, Apt. 3, Fall River, MA 02724

NOTICE IS HEREBY GIVEN THAT on Thursday, the 11th day of February, 2021 at 11:00 A.M. at 106 N. Main Street, Assonet, MA acting on behalf of the Town of Freetown and in accordance with the provisions of Acts of 1938, Chapter 358, Section 2, as amended by Acts of 1939, Chapter 123, Acts of 1941, Chapter 296, Acts of 1947, Chapter 224, Section 1; Section 77B of Chapter 60.

I SHALL OFFER FOR SALE AT PUBLIC AUCTION the hereinafter property acquired by said Town by foreclosure of the tax title thereon.

DESCRIPTION OF PROPERTY TO BE SOLD
(THE DESCRIPTION MUST BE SUFFICIENTLY ACCURATE TO IDENTIFY THE PREMISES)

LOCATION OF PROPERTY

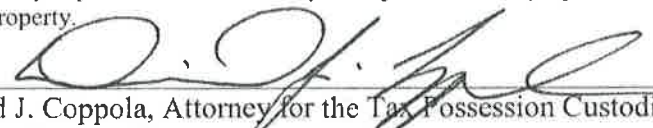
Land in said Freetown, with the buildings thereon, at 106 N. Main Street, shown as Parcel I.D. 204-18-0 on the Town of Freetown's Assessors' records, described in Bristol Fall River District Registry of Deeds, Book 1519, Page 349.

Tax Title recorded in Bristol Fall River District Registry of Deeds, Book 6347, Page 164.

TERMS AND CONDITIONS OF SALE

The successful bidder will be required to pay a non-refundable deposit in the form of a bank check in the amount of 10% of the purchase price, of which \$10,000.00 is due at the auction and the remainder of the 10% is due on or before 12:00 p.m. on Friday, February 12, 2021, a buyer's premium in the amount of 10% of the bid price, the pro forma real estate tax for the remainder of fiscal year 2021 and all of fiscal year 2022, a deed recording fee in the amount of \$155.00 and a fee for legal services in the amount of \$2,500.00. The balance of the purchase price and all fees must be paid on or before March 12, 2021. The property is being sold "As-Is". Additional terms and conditions will be announced at the auction.

Any and all bids at such sale or any adjournment thereof may be rejected if in my opinion no bid is made which approximates the fair value of the property.


David J. Coppola, Attorney for the Tax Possession Custodian
For the Town of Freetown

THIS FORM APPROVED BY COMMISSIONER OF CORPORATIONS AND TAXATION